M E M O R A N D U M

TO:	MRA Board
FROM:	Michael Hicks, Redevelopment Project Manager
DATE:	December 4, 2025
SUBJECT:	North Reserve - Scott Street Urban Renewal District Plan Amendment: Adding Property at: Tracts 1 and 13 of COS 6982, Tract 8A of COS 6995, and Tracts 2B and 4B of COS 7035, all located in Section 8, Township 13 North, Range 19 West, P.M.M, Missoula County, Montana.

Board action is to consider directing staff to forward a recommendation to Missoula City Council to adopt: "*Resolution of Intention to Amend the North Reserve-Scott Street Urban Renewal Plan for the North Reserve-Scott Street Urban Renewal District to Include Additional Property in the District; and Calling for a Public Hearing Thereon.*"

Background

The 93.24-acre property under consideration ("Property") is accessed via 3300 Raser Drive and represents a portion of the 235-acre site where Roseburg Forest Products used to operate a particle board manufacturing plant. In early 2025, Story House Montana LLC purchased a 47-acre parcel within the Property and, today, the Property contains parcels owned by Story House Montana LLC and Roseburg Resources Co.

Currently within Missoula County jurisdiction, the Property is expected to be annexed into the City of Missoula in January of 2026 as "Phase I" of what is likely to be a two-phase process that, with Council approval, could ultimately bring all 235 acres of the former Roseburg Forest Products site into both the City and North Reserve-Scott Street Urban Renewal District.

Presently, the Property lacks the infrastructure needed for adding additional structures or other future redevelopment activities, and while upgrading the infrastructure of such a large property will require investments of a magnitude outside what MRA alone can fund, TIF dollars will be nonetheless critical to this process. MRA Board action is thus needed to initiate the amendment process to bring the Property into the NRSS URD after annexation.

In 2013, City Council directed MRA to conduct a study to determine the existence of blight within a geography that encompasses the North Reserve-Scott Street Urban Renewal District ("NRSS URD"). City Council Resolution 7865 confirmed the existence of blight within this study area and subsequently the NRSS URD was established, to include properties within the City limits at that time. The 93.24 acre Property is within the study area and, if brought into the NRSS URD, would represent a contiguous extension of the NRSS URD Boundaries as they exist today. Two other properties now within the NRSS URD were brought into the District through the same process after being annexed into the City: Consumer Direct and Diversified Plastics.

Alignment with City Land Use Plan and the NRSS Urban Renewal Plan
The NRSS Urban Renewal Plan contains the Capital Projects goal to "Encourage and facilitate annexation of properties located within the area included in the North Reserve-Scott Street Urban Renewal District Statement of Blight into the City of Missoula..." As noted in Background, the property under consideration can be found within the NRSS Statement of Blight, Study Area (see Attachment 2).

Expansion of the NRSS District boundary to include this property is consistent with several other goals and strategies in the City's Land Use Plan and the NRSS Urban Renewal Plan, including:

- *Land Use Plan Goal, Health and Safety*: Ensure access to services and infrastructure that support health and safety.
- *Land Use Plan Goal, Focus Inward*: The Property sits within the Plan area.
- *NRSS Urban Renewal Plan, Goal 1, Capital Projects*: Support the inclusion of newly annexed properties into the North Reserve-Scott Street Urban Renewal District
- *NRSS Urban Renewal Plan, Goal 4, Capital Projects*: Support adaptive re-use of structures and land to reduce sprawl and promote efficient use of the built environment.

Proposed NRSS URD plan amendment schedule:
Amending Urban Renewal District plans to include new property must be done by City Ordinance. City Council considers adopting an Ordinance through a strict procedure that includes public announcement of the proposal through several methods, including public hearings. Often, the initial announcement is the City Council's adoption of a "Resolution of Intention" which calls for setting a public hearing. Ordinances become effective 30 days after adoption. The following proposed schedule allows for the NRSS plan amendment to closely follow the annexation schedule. This will give potential MRA projects within the new URD boundary the quickest possible access to TIF assistance.

- December 4: MRA Board direct staff to initiate the NRSS District Plan amendment process

- December 5: Send initial notification to Montana Department of Revenue (MDOR) regarding MRA's intent to modify, subject to City Council approval

- January 7: Council HRCP Committee: Resolution of Intention to amend NRSS URD boundary line

- January 12: Council action – Adopt a Resolution of Intention and preliminarily adopt the Ordinance
    - Recommended motion #1: *Adopt a resolution of intention to amend the North Reserve- Scott Street Urban Renewal Plan, for the North Reserve-Scott Street Urban Renewal District, to include additional property in the District; and calling for a public hearing on Jan 26, 2026.*
    - Recommended motion #2: *First reading and preliminary adoption of an Ordinance amending the North Reserve - Scott Street Urban Renewal Plan to include additional property in the District.*

- January 13: Schedule notice of public hearing
    - Legal advertisement will run January 17 and January 24
    - Mailing to the property owners in the District, notifying them of the amendment and upcoming hearing
    - Certified mailing to the taxing jurisdictions (County, County School District, Mountain Line, State of Montana, and Hellgate Elementary)

- January 26: Council 2nd reading and public hearing – Consider approving the Ordinance and the amendment to the NRSS Plan

- January 27: Submit final package of materials to MDOR for review

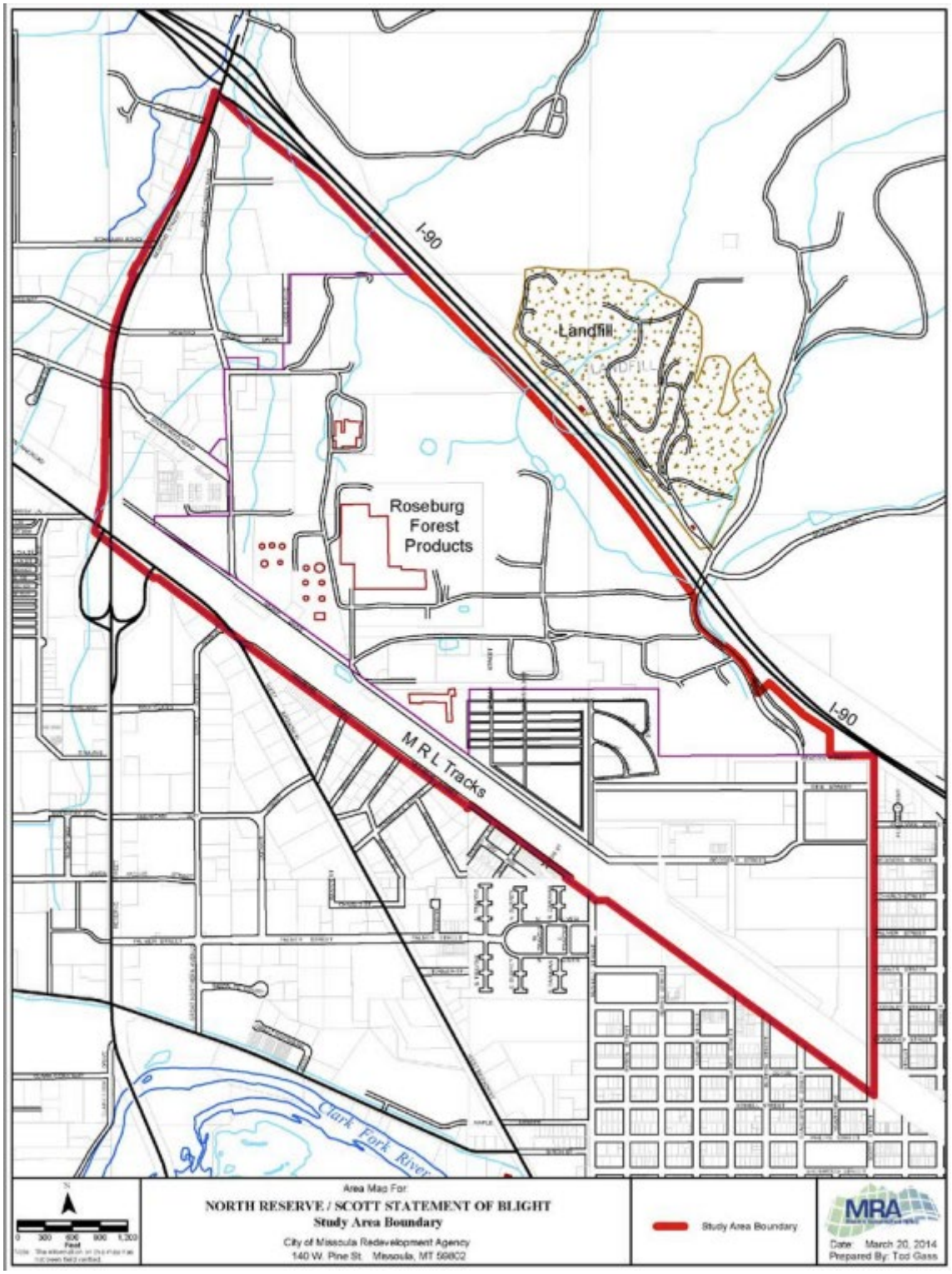
- February 25: Effective date of Ordinance

- August 2026: DOR certified values to reflect added NRSS URD property

RECOMMENDATION: Staff recommends that the MRA Board direct staff to forward a recommendation to Missoula City Council to adopt: "*Resolution of Intention to Amend the North Reserve-Scott Street Urban Renewal Plan for the North Reserve-Scott Street Urban Renewal District to Include Additional Property in the District; and Calling for a Public Hearing Thereon.*"

Attachments:

Attachment 1 — NRSS URD Statement of Blight, Study Area



Attachment 2 – NRSS District Boundary Amendment Map